



**Latham Park Homeowner Association, Inc.  
Board of Directors Meeting  
January 20, 2021  
6:00PM  
Minutes**

- 1. Call to Order:** Jessica Treadwell called the meeting to order at 6:10pm
- 2. Quorum of the Board:** All 5 board members present via Zoom video conference.
- 3. Affidavit of Notice:** Notice was posted onsite 48-hours in advance of the meeting.
- 4. Approval of Previous Meeting Minutes: December 16, 2020:** Motion to approve December minutes by Denver Fox, seconded by Peter Tieslink. All in favor motion carries.
- 5. Financial Update:**  
Angela provided a brief update on current cash balance. Suggested we keep 3 months of expenses (\$75,000) in operating as a contingency and then board to decide what to do with the excess \$15K-\$20k (move to reserves or put towards community enhancements.)
- 6. Committee Updates**
  - a. ARB Committee-resignation of Jim Mayo replacement Angelina Berrigan:** Motion to approve addition of Angelina Berrigan by Pamela Miller, seconded by Denver Fox. All in favor, motion carries
  - b. Grounds Committee-** Melissa Tieslink resigned from the committee. Motion to expand committee from 5 to 7 members by Peter Tieslink, seconded by Pamela Miller. All in favor, motion carries. 3 open positions on the committee.
- 7. Manager Update:** Managers report sent every month with financials
- 8. Old Business**
  - a. Smartlocks on doors- Installed 1/14**
  - b. Ponds: Vendor suggested adding Tilapia to help with Algae, quote provided:** Table for more information on the number of fish the quote is for as well as an option for a non-invasive species.



## 9. New Business

- a. **Landscape Vendor-Discussion of bids decision to change or keep the same:** Board to take a look at reference properties for nearby communities and requested the manager get 1 additional bid by January 29th. REW and additional vendor to present on 2/3 at 6pm Board to make a decision on 2/17.  
**Vendors to take 5mins to present**  
**6:15-Cherry Lake Landscape:** Luis Juliaio presented  
**6:20-Floralawn:** Chris Semko presented  
**6:25-REW:** Gary Nichiphor was unable to get into the meeting
- b. **Cap on rental percentage-amendment:** Rental requirements stated in the proposed amendment was meant to help deter rentals, cap was not included. Can revisit in the future if needed.
- c. **Mulch proposal from REW:** Motion to approve by Denver Fox, seconded by Steve Myers. All in favor, motion carries.
- d. **Landscape enhancement(top choice at pool and sod on south side) proposal from REW:** Motion to approve by Denver Fox, seconded by Pamela Miller. All in favor, motion carries.
- e. **Proposed Amendment Discussion:** Denver went through a few of the amendments and provided feedback. Then we opened the floor for questions.

## 10. Open Forum

- Fountains in ponds were mentioned again

11. **Date of Next Meeting: Board meets on the 3<sup>rd</sup> Wednesday of the month at 6pm. Next meeting date is February 17, 2020. Annual/Election meeting on 3/10: new board will be voted in; dates may change afterwards.**
12. **Adjournment:** Motion to adjourn at 8:19pm by Peter Tieslink, seconded by Angela Francisco. All in favor, motion carries. Meeting adjourned at 8:19pm.